

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

4 Dacey Street, Brighton East Vic 3187

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,950,000 & \$2,100,000

### Median sale price

Median price \$2,450,000 Property Type House Suburb Brighton East

Period - From 01/01/2023 to 31/12/2023 Source REIV

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	33b Wright St BENTLEIGH 3204	\$2,057,000	22/02/2024
2	120 Linacre Rd HAMPTON 3188	\$2,020,000	09/12/2023
3	3 Denton St BRIGHTON EAST 3187	\$2,010,000	12/12/2023

**OR**

~~**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

26/02/2024 10:21



4   3   2

**Property Type:** House (Res)

Agent Comments

**Indicative Selling Price**

\$1,950,000 - \$2,100,000

**Median House Price**

Year ending December 2023: \$2,450,000

## Comparable Properties



**33b Wright St BENTLEIGH 3204 (REI)**

Agent Comments

4   2   2

**Price:** \$2,057,000

**Method:** Sold Before Auction

**Date:** 22/02/2024

**Property Type:** Townhouse (Res)



**120 Linacre Rd HAMPTON 3188 (REI)**

Agent Comments

4   3   2

**Price:** \$2,020,000

**Method:** Private Sale

**Date:** 09/12/2023

**Property Type:** House



**3 Denton St BRIGHTON EAST 3187 (RE/VG)**

Agent Comments

4   3   2

**Price:** \$2,010,000

**Method:** Private Sale

**Date:** 12/12/2023

**Property Type:** Townhouse (Single)

**Land Size:** 306 sqm approx

**Account - Nick Johnstone** | P: 03 9553 8300 | F: 03 9553 8400